



Special Commission Meeting Minutes

November 12, 2024
7:00 PM

25440 West Newberry Road
Newberry, Florida 32669

QUORUM CHECK

Mayor	Jordan Marlowe
Commissioners	Mark Clark Rick Coleman Monty Farnsworth Tony Mazon
City Manager	Mike New
City Clerk	Judy Rice
City Attorney	Scott Walker
Staff:	
Assistant City Manager for Public Works and Utilities	Jamie Jones
Director of Community Development	Stacey Hectus
Assistant Director of Capital Project & Facilities	Ryan Young
Principal Planner	Jean-Paul W. Perez
Senior Planner	Uma Sarmistha
Planner & Community Redevelopment Agency Specialist	Chelsea Bakaitis
Records & Administrative Coordinator	Jeannene Mironack
Absent:	
Commissioner	Tim Marden

CALL TO ORDER

Mayor Marlowe called the meeting to order at 7:00 PM. He noted Commissioner Marden was absent.

APPROVAL OF AGENDA

Motion to Approve Agenda, noting a Scrivener's Error in Item 3, First Reading for a Small-Scale Future Land Use Map Amendment from Industrial to Commercial, should show as CPA 24-09 was made by Commissioner Mazon, Seconded by Commissioner Coleman.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

INVOCATION

Pastor Joy Glanzer provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

New Director Hectus introduced Chelsea Bakaitis, Planner and Community Redevelopment Agency Specialist

1. Newberry Veterans Memorial Update.

Newberry Veterans Memorial Committee members Mark Clark and Debbie Boyd, Committee members presented an update.

The Oak View Middle School Symphonic Band, represented by Director, Mrs. Lori Pirzer, and several students, presented a check for \$7,000 raised by shirt sales.

Mark Clark announced that Denny George created an American Flag from failed Newberry Fire Department firehose. This wall-sized flag will be auctioned in the future.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Joy Glanzer OTF Silence to Solutions event with Lee Scott, speaker, Thursday 11/14/2024, 5:30-6:30 Glanzer Realty

CONSENT AGENDA

Motion to approve the Consent Agenda was made by Commissioner Clark, Seconded by Commissioner Mazon.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

2. October 28, 2024 Commission Meeting Minutes

PUBLIC HEARINGS AND ORDINANCES

3. First Reading for a Small-Scale Future Land Use Map Amendment from Industrial to Commercial

Legislative Public Hearing, First Reading: Ordinance 2024-28/CPA ~~24-07~~ 24-09, a petition by Joy Glanzer, on behalf of Coleman Gerald & Melanie, owners, to amend the Future Land Use Plan Map of the Comprehensive Plan of the City of Newberry from Industrial to

Commercial, on property located at 849 NW SR 45 consisting of approximately 1.28 acres; identified as Parcel Number 01898-000-000.

Attorney Walker read Ordinance 2024-28 by title only.

Senior Planner Sarmistha presented the item and staff recommendation with a PowerPoint.

Discussion ensued.

Senior Planner Sarmistha and City Manager New responded to questions.

Motion to Approve Ordinance 2024-28/ CPA 24-09 on First Reading was made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

4. Rezoning the Property Located at 849 NW SR 45 from Industrial (I), to Commercial, Intensive (C-I)

Quasi-Judicial Public Hearing, First Reading: Ordinance 2024-29/LDR 24-22, an application Joy Glanzer, on behalf of Coleman Gerald & Melanie, owners, to amend the zoning atlas of the City of Newberry from Industrial (I) to Commercial, Intensive (CI) for a site located at 849 NW SR 45 consisting of approximately 1.28 acres; Alachua County Tax Parcel Number 01898-000-000.

Mayor Marlowe reviewed the quasi-judicial procedures and read through the presentation order.

Attorney Walker read Ordinance 2024-29 by title only.

Clerk Rice swore in Senior Planner Uma Sarmistha, Community Development Director Stacey Hectus, Principal Planner Jean-Paul Perez, and Joy Glanzer.

Mayor Marlowe asked for ex parte communication on the application.

ROLL CALL

Commissioner Clark: NONE

Commissioner Coleman: NONE

Commissioner Farnsworth: NONE

Commissioner Mazon: NONE

Senior Planner Uma Sarmistha presented a PowerPoint of the staff overview and recommendation for the application.

Joy Glanzer spoke representing the Applicant.

There was no third-party intervenor present.

Mayor Marlowe asked for public comment, there was none.

Discussion ensued.

There was no cross examination or final arguments.

Attorney Walker advised the Commission that their decision must be based upon substantial and competent evidence.

Motion to Approve Ordinance 2024-29/LDR 24-22 on First Reading was made by Commissioner Mazon, Seconded by Commissioner Coleman.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

5. Rezoning the Property Located at 22 SW 258th Street from Commercial, Neighbor (CN), to Commercial, Central Business District(C-CBD).

Quasi-Judicial Public Hearing, First Reading: Ordinance 2024-37/LDR 24-25, an application Juan Daniel Garcia, Dura Design Build agent for Hedges Eye Care and Dr. Stephen Hedges, owners, to amend the zoning atlas of the City of Newberry from Commercial, Neighborhood (CN) to Commercial, Central Business District (C-CBD) for a site located at 22 SW 258th Street consisting of approximately 0.16 acres; Alachua County Tax Parcel Number 02272-000-000.

Mayor Marlowe confirmed that no one had entered the room after his initial review of the quasi-judicial procedures and presentation order.

Attorney Walker read Ordinance 2024-37 by title only.

Clerk Rice swore in Juan Daniel Garcia, Dura Design Build.

Senior Planner Uma Sarmistha, Community Development Director Stacey Hectus, and Principal Planner Jean-Paul Perez remained sworn.

Mayor Marlowe asked for ex parte communication on the application.

ROLL CALL

Commissioner Clark: NONE

Commissioner Coleman: NONE

Commissioner Farnsworth: NONE

Commissioner Mazon: NONE

Senior Planner Uma Sarmistha presented a PowerPoint of the staff overview and recommendation for the application. She distributed information on Hedges Eye Care and Jayber Coffee Shop provided by the Applicant, see Exhibit A.

Juan Daniel Garcia spoke representing the Application.

There was no third-party intervenor present.

Mayor Marlowe asked for public comment, there was none.

Discussion ensued.

Senior Planner Sarmistha and Juan Daniel Garcia responded to questions.

There was no cross examination or final arguments.

Attorney Walker advised the Commission that their decision must be based upon substantial and competent evidence.

Motion to Approve Ordinance 2024-37/LDR 24-25 on First Reading was made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

6. Establishment of The Ranch Community Development District

Legislative: Second reading of Ordinance 2024-38/LDR 24-15, establishing The Ranch Community Development District (CDD), a special-purpose limited government and taxing district, for Phase 1 of the NC Ranch Planned Development.

Attorney Walker read Ordinance 2024-38 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Attorney Jennifer Kilinski, Kilinski | Van Wyk, stated that the Florida Land and Water Adjudicatory Commission review is only for CDDs of 2,500 acres and larger, so is not applicable for the The Ranch Community Development District.

Discussion ensued.

Motion to strike the Interlocal Agreement requirement from staff's conditions and Adopt Ordinance 2024-38 on Second Reading authorizing establishment of The Ranch Community Development District made by Commissioner Clark, Seconded by Commissioner Coleman.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

7. Establishment of the Westone Community Development District

Legislative: Second reading of Ordinance 2024-36/LDR 24-13, establishing the Westone Community Development District (CDD), a special-purpose limited government and taxing district, for the Westone Planned Residential Development.

Attorney Walker read Ordinance 2024-36 by title only.

Principal Planner Perez presented the item with a PowerPoint.

City Manager New responded to questions.

Motion to strike the Interlocal Agreement requirement from staff's conditions and Adopt Ordinance 2024-38 on Second Reading authorizing establishment of the Westone Community Development District made by Commissioner Clark, Seconded by Commissioner Coleman.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

AGENDA ITEMS

8. FDOT SR 26 Twin Pairs Subordination Agreements

Jamie Jones requested that the Commission consider and approve four Resolutions supporting the execution of a Subordination Agreements with The Florida Department of Transportation (FDOT) and the City of Newberry to facilitate the SR 26 Twin Pairs construction project.

Discussion ensued.

RESOLUTION 2024-54 BSD Fee Simple

Attorney Walker read Resolution 2024-54 in its entirety.

Motion to Approve Resolution 2024-54 and Authorize the Mayor and/or City Manager to execute all documents associated with the subordination process was made by Commissioner Farnsworth, Seconded by Commissioner Mazon.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

RESOLUTION 2024-55 Temporary Construction Easements-~~Gratis~~ Paid

Attorney Walker read Resolution 2024-55 in its entirety. There is a \$1,600 payment to the City of Newberry for these easements.

Motion to Approve Resolution 2024-55 and Authorize the Mayor and/or City Manager to execute all documents associated with the subordination process was made by Commissioner Farnsworth, Seconded by Commissioner Mazon.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

RESOLUTION 2024-56 Temporary Construction Easements-~~Paid~~ Gratis

Attorney Walker read Resolution 2024-56 in its entirety.

Motion to Approve Resolution 2024-56 and Authorize the Mayor and/or City Manager to execute all documents associated with the subordination process was made by Commissioner Farnsworth, Seconded by Commissioner Mazon.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

RESOLUTION 2024-58 Perpetual Easement

Attorney Walker read Resolution 2024-58 in its entirety.

Motion to Approve Resolution 2024-58 and Authorize the Mayor and/or City Manager to execute all documents associated with the subordination process was made by Commissioner Farnsworth, Seconded by Commissioner Mazon.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

9. Charter Officer Annual Evaluations

Mayor Marlowe requested that this item be tabled.

**Motion to Table Time Certain to the November 25, 2024
Commission Meeting was made by Commissioner Coleman,
Seconded by Commissioner Mazon.**

Mayor Marlowe asked for public comment. There was none.

**Voting Yea: Commissioner Clark, Commissioner Coleman,
Commissioner Farnsworth, Commissioner Mazon**

MOTION PASSED 4-0

COMMENTS

Tripp Norfleet announced that Christmas on the Square will be December 21st. He then asked about sewer capacity for Countryway South’s construction permits. City Manager New, Assistant City Manager for Public Works and Utilities Jones and Principal Planner Perez responded. Norfleet's Attorney Patrice Boyes spoke.

City Manager New, City Attorney Walker, Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Mazon, and Mayor Marlowe made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 9:00 PM.

Signed and approved on this 18th day of November 2024.

Jordan Marlowe, Mayor

Judy S. Rice, City Clerk

Exhibit A: Information on Hedges Eye Care and Jayber Coffee Shop.

Jayber's: A Unique Coffee Experience in Collaboration with Hedges Eye Care

Inspired by Wendell Berry's Jayber Crow

The name Jayber's comes from Wendell Berry's novel, *Jayber Crow*, which highlights the value of simplicity, community, and meaningful connections. In this spirit, Jayber's will be different from your typical coffee shop in a few key ways.

Mission Statement:

At Jayber's, our mission is simple: to serve the Newberry community with exceptional coffee and genuine hospitality. Whether you're grabbing a cup on your way to work or before your eye appointment at Hedges Eye Care, we aim to offer a thoughtfully crafted coffee experience rooted in quality, efficiency, and positive interactions.

Key Differentiators:

A Thoughtful and Intentional Experience:

In a world full of distractions, we're intentionally not offering Wi-Fi. With a smaller footprint, limited seating, and a focus on walk-up or take-out service, we provide a streamlined, efficient coffee experience that encourages a quiet moment or a brief, genuine interaction with friends or our baristas. Our goal is to create a space where people can pause, savor a thoughtfully crafted cup of coffee, and connect briefly, all while enjoying a sense of calm. This approach not only sets us apart from other coffee shops but also helps maintain smooth traffic flow, minimize parking concerns, and keep the experience simple, personal, and intentional.

A Symbiotic Relationship with Hedges Eye Care:

Jayber's operates within the same building as Hedges Eye Care, but we are a distinct business with a separate, walled-off space. This unique collaboration allows us to focus on delivering an exceptional coffee experience without the pressure of traditional overhead costs. By sharing space, we're able to reduce operating expenses, which lets us concentrate on offering high-quality coffee and excellent service to the community. While success is important, our primary goal is to create a welcoming space that enhances the experience for both coffee lovers and Hedges Eye Care patients alike.

A Refined, Quality-Driven Coffee Experience:

We are dedicated to offering a limited, carefully curated menu that showcases the best of craft coffee. Jayber's is not a place for a cookie-cutter coffee experience; it's where we passionately pursue excellence in every cup, from our espressos to our pour-overs. Our focus is on bringing the Newberry community high-quality, accessible coffee without the feel and rush of a mass-market drive-thru chain.

A Small Footprint, Big Impact:

The small size reflects our desire to serve great coffee without creating a high-traffic environment. Jayber's will be intentionally small to align with the city's vision for growth. Initially, we will focus on **indoor seating only** and adjust our patio design as needed, based on feedback from the city. The patio will be added in a later phase, once the infrastructure—such as parking and traffic flow—can support it. This phased approach reflects our dedication to starting small and growing in harmony with Newberry.

Efficient Service and Minimal Impact on Parking:

Our walk-up window will serve customers efficiently, reducing the need for prolonged seating inside. We understand the parking concerns that have been raised, and we want to assure the community that Jayber's footprint is small, designed to complement the quiet, residential atmosphere. The previous coffee shop attracted more visitors and cars, but Jayber's will serve a smaller number of customers at any given time, with fewer indoor seats and more "grab-and-go" service. Additionally, our operational hours (9:00 AM - 2:00 PM) align with quieter times in the community, helping to alleviate parking stress.

Thoughts for City Leaders and Concerned Citizens

Clarifying the Construction Focus

It's important to emphasize that the bulk of the new construction on-site is specifically for Hedges Eye Care's expansion. Jayber's is only a fraction of the overall space and will take up a small corner of the building, contributing to the ambiance of the area without being a large-scale coffee operation. The goal is to be a quiet, respectful addition to the neighborhood, offering a service that enhances the patient experience at Hedges Eye Care.

Our Commitment to Newberry

Jayber's is designed with Newberry in mind. We want to add to the local charm, not detract from it. We understand the concerns regarding traffic, noise, and parking, and we've made intentional decisions to keep Jayber's small, manageable, and community-focused. By serving Hedges Eye Care patients, we hope to offer a positive experience that reflects the best of what Newberry has to offer: friendly service, a cozy atmosphere, and exceptional quality.

Aligning with Community Concerns

After a constructive meeting with Mayor Marlowe, we've taken several steps to ensure Jayber's aligns with the city's growth plans and addresses concerns about parking, traffic, and business impact. These changes include:

1. Catering Primarily to Hedges Eye Care Patients

Jayber's will serve the **patients of Hedges Eye Care** as its primary audience. By focusing on our built-in clientele, we ensure manageable foot traffic and help avoid the parking overflow issues seen with the previous coffee shop. This approach also reflects our desire to keep the business local and focused.

2. Adjusted Hours for Community Compatibility

Jayber's will operate from **9:00 AM to 2:00 PM, Monday-Friday**, which is shorter than Hedges Eye Care's business hours. This helps avoid peak traffic times and reduces strain on parking and foot traffic. By focusing on morning and midday service, we ensure our operation aligns with quieter times in the community.

3. Limited Seating to Manage Foot Traffic

Jayber's will feature **indoor seating only**, with plans to expand outdoor seating when the timing is right. This approach ensures we grow responsibly, based on community needs and city infrastructure developments such as parking and road expansions.

4. No Wi-Fi to Encourage Quick, Quality Experiences

We will **not offer Wi-Fi**, which encourages guests to enjoy their coffee without lingering for extended periods. This helps keep parking available and reduces congestion, while still providing a welcoming space for brief, enjoyable coffee experiences.

5. Phased Growth Aligned with City Expansion

Jayber's will grow in **phases**, expanding both our hours and seating options only when the city's infrastructure, including parking and highway expansions, supports it. We are committed to working alongside Newberry's development to ensure we remain a sustainable, low-impact addition to the community.